

# Development Services Monthly Report

July 2016

Town of Prosper  
Development Services

Planning  
Building Inspections  
Code Compliance

Physical Address:  
409 East First Street  
Prosper, Texas 75078

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Prosper, Texas 75078

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[www.prospertx.gov](http://www.prospertx.gov)

## Development at a Glance

Single Family Permits Issued – 58

Single Family Houses Finaled – 61

Certificates of Occupancy Issued – 6

Zoning/Development Applications Submitted – 10

*Detailed permit information contained within the report*

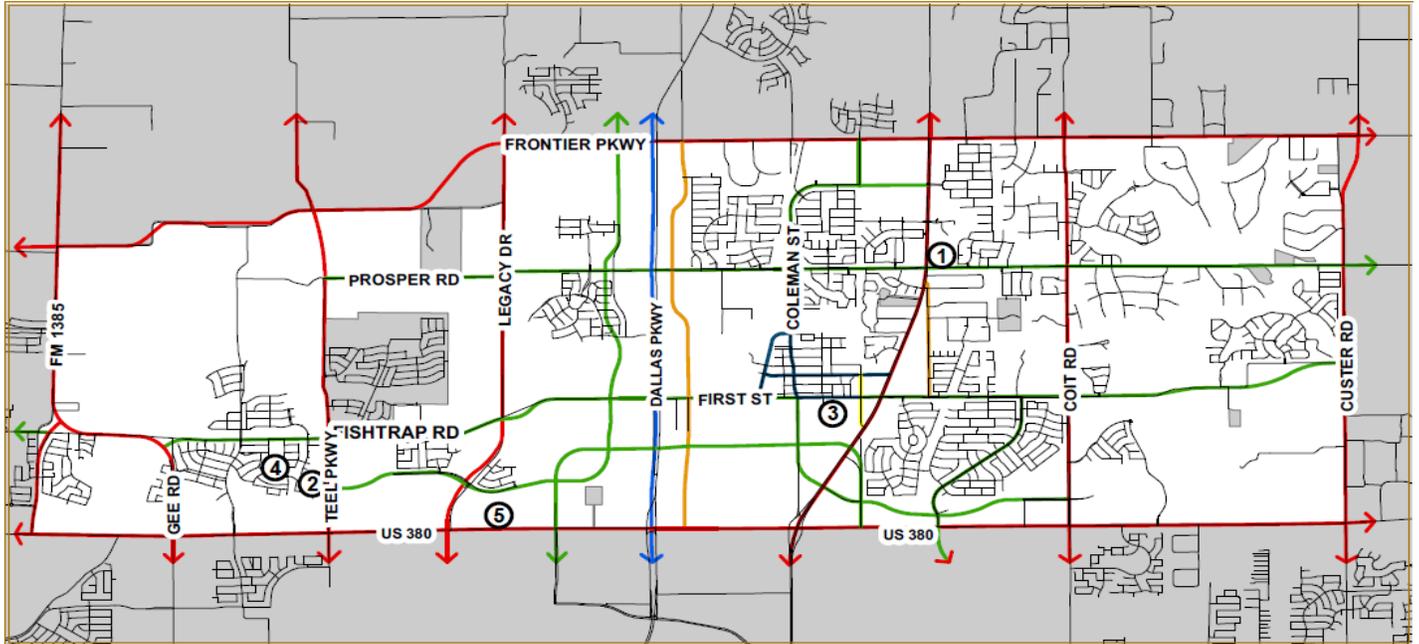
## Town Council Approves DTO Amendments



As interest increases in developing new offices and redeveloping older homes into offices in the Old Town area, Council approved amendments to the Downtown Office District to accommodate the requests. The approved amendments to the DTO address Landscaping, Parking and Screening requirements.

# PLANNING

## July 2016 Zoning and Development Submittals



1

### **Shops at Prosper Trail, Block A, Lot 3R (D16-0059)**

Replat of Shops at Prosper Trail, Block A, Lot 3R, on 1.3± acres

2

### **Windsong Ranch, Phase 2C-1 (D16-0060)**

Amending Plat of Windsong Ranch, Phase 2C-1, being 158 single family-attached lots, on 44.6± acres, for the purpose of changing a street name and adding an easement

3

### **First Baptist Church (D16-0061)**

Site Plan for a 5,146 Sq. Ft. temporary building, on 5.6± acres

4

### **Windsong Ranch, Phase 2D-1, Block H, Lot 1R (D16-0062)**

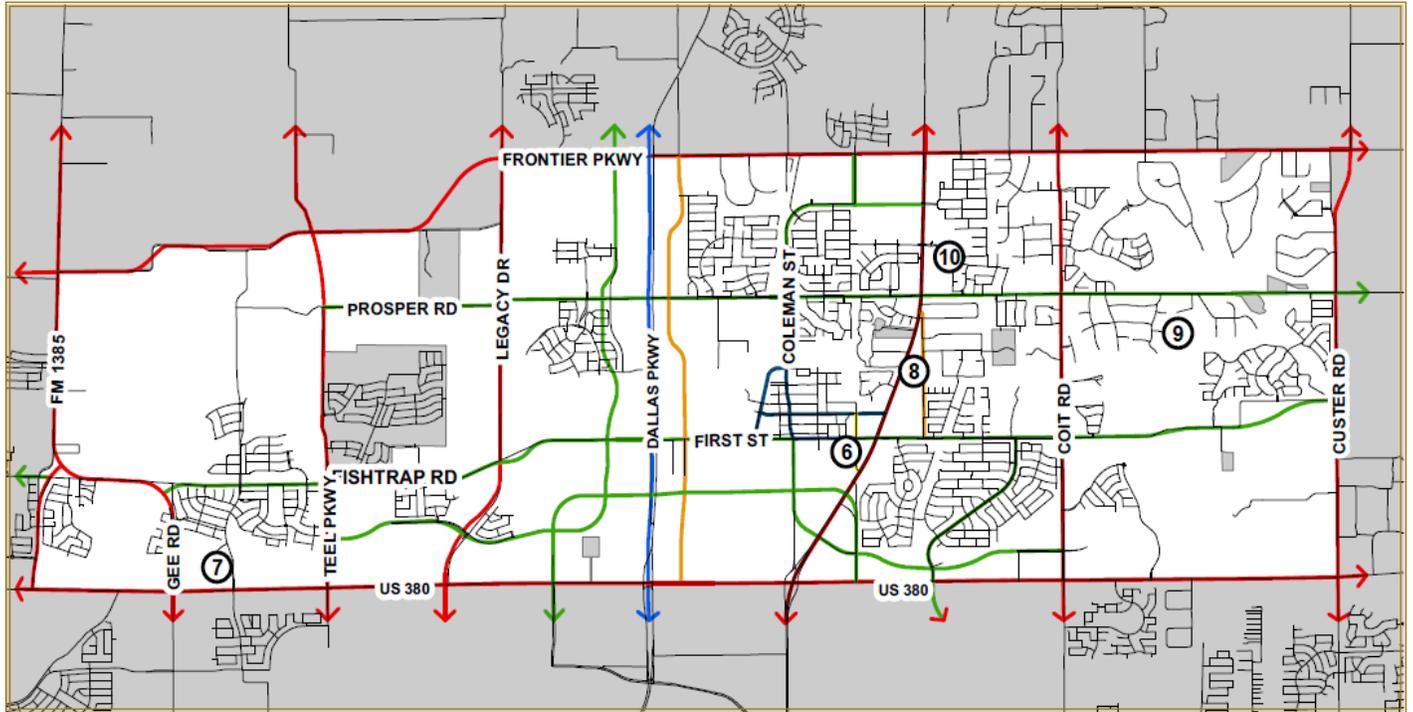
Amending Plat of Windsong Ranch, Phase 2D-1, Block H, Lot 1R, on 7.5± acres, for the purpose of correcting the northern boundary of the lot

5

### **Chrysler, Dodge, Jeep, Ram Dealership (MD16-0013)**

Request to rezone 11.2± acres from Planned Development-65 (PD-65) to Planned Development-Commercial (PD-C), to facilitate the development of an Automobile Sales and Leasing, New and Used Dealership

## July 2016 Zoning and Development Submittals



### 704 East First Street (Z16-0015)

6

Request to rezone 0.5± acre from Single Family-15 (SF-15) to Downtown Office (DTO), to facilitate the conversion of an existing home into an office

### Windsong Ranch Marketplace—The Home Depot (S16-0008)

7

Request for a Specific Use Permit to allow outdoor merchandise display and outdoor storage, on 10.4± acres

### Childrens Lighthouse (S16-0009)

8

Request for a Specific Use Permit to allow for a child day care, on 1.6± acres

### Whispering Farms, Phase 2 (MD16-0009)

9

Request for a fence in the required front yard, on 2.4 ± acres (3181 Brookhollow Court)

### Montclair (MD16-0010)

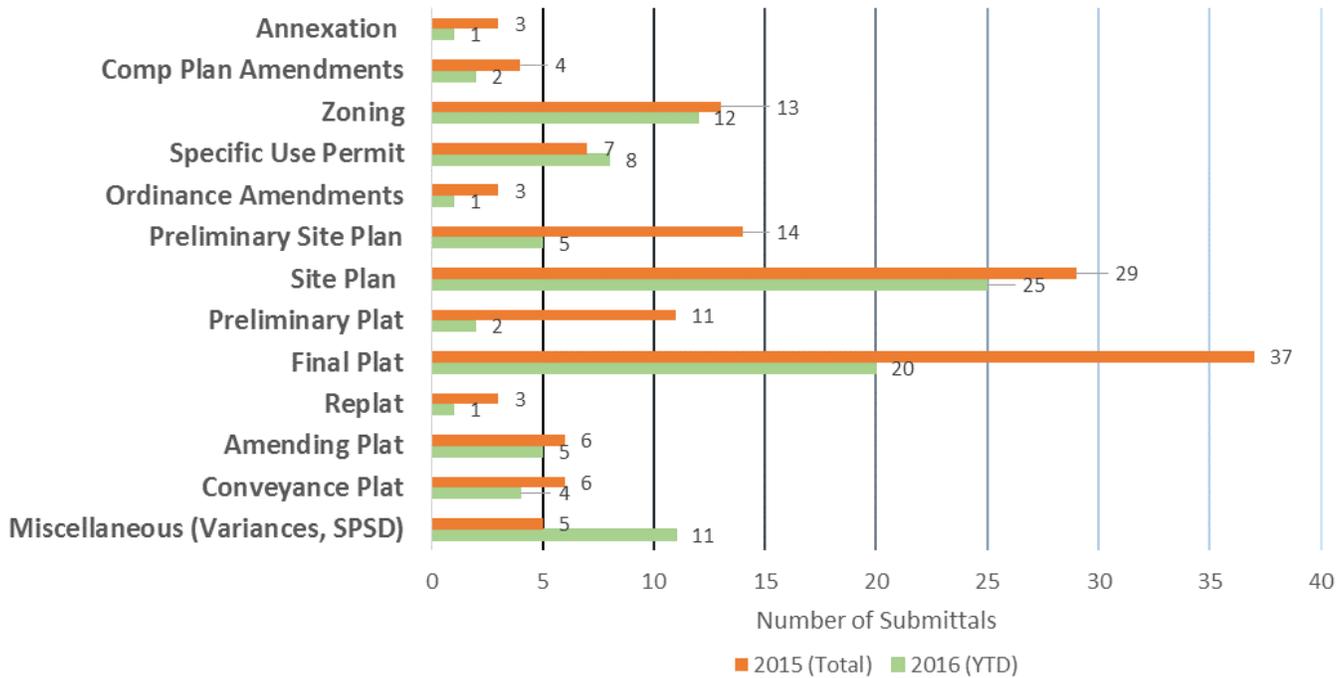
10

Request to use an alternate material on a fence/wall adjacent to open space (1400 Copper Point Drive)

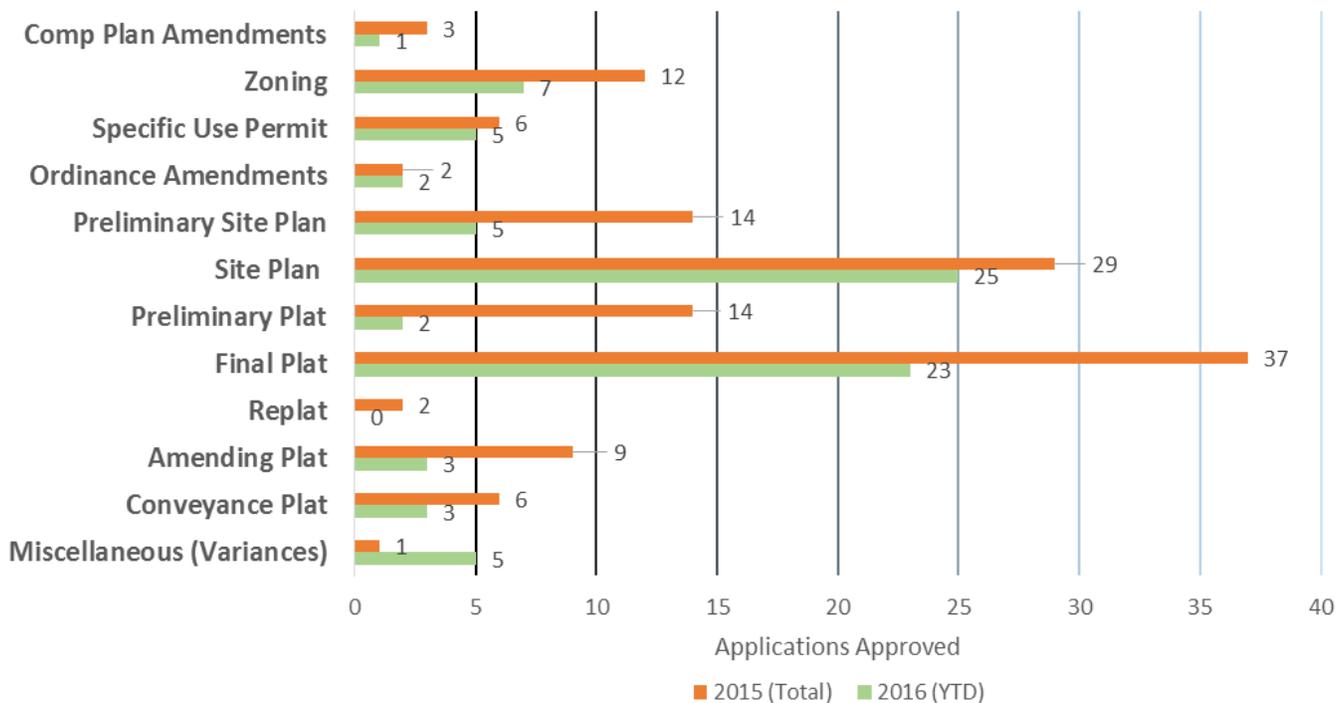
## July & YTD Zoning and Development Submittals

	July 2015	July 2016	YTD 2015	YTD 2016
<b>Submittals</b>	1	10	72	97

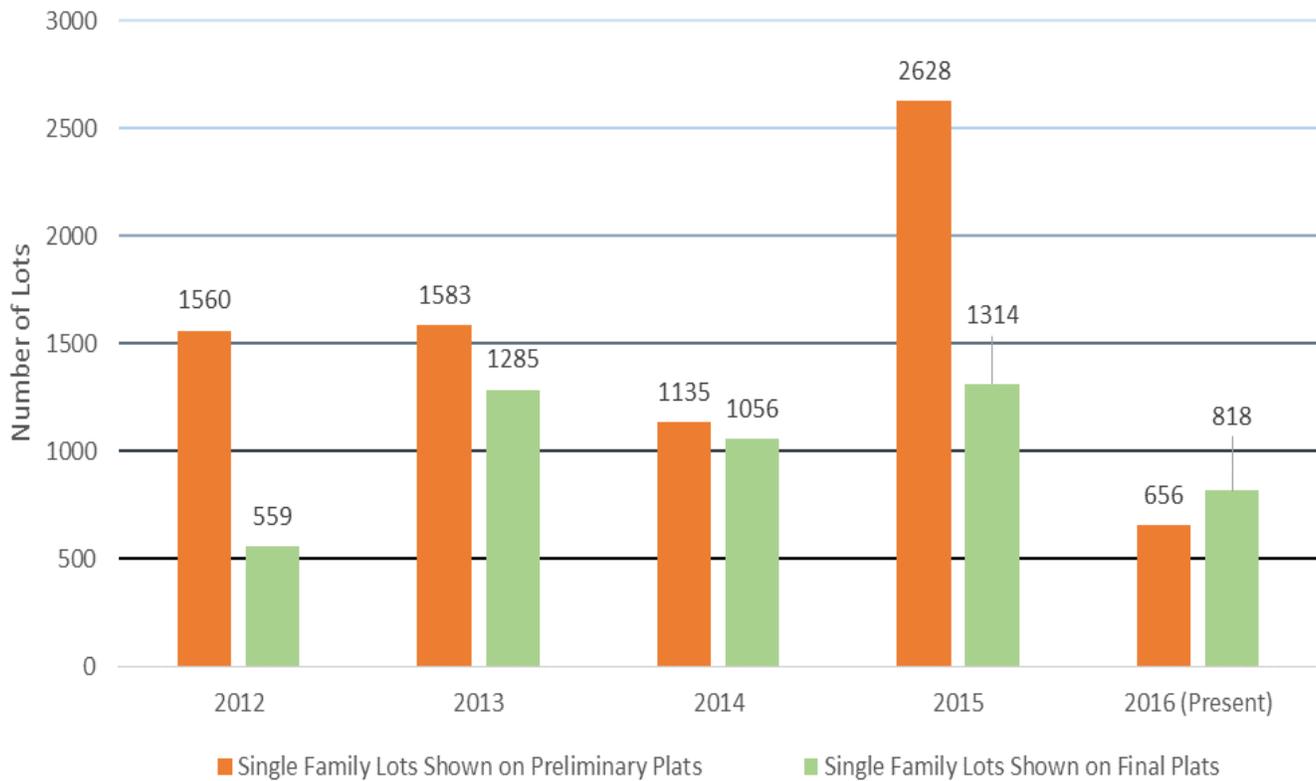
### 2015 (Total) and 2016 (YTD) Submittals by Type



### 2015 (Total) and 2016 (YTD) Submittals Approved by P&Z



## Single Family Lots Approved by P&Z



## P&Z Action

The Planning & Zoning Commission acted on nine (9) Development applications in July 2016.

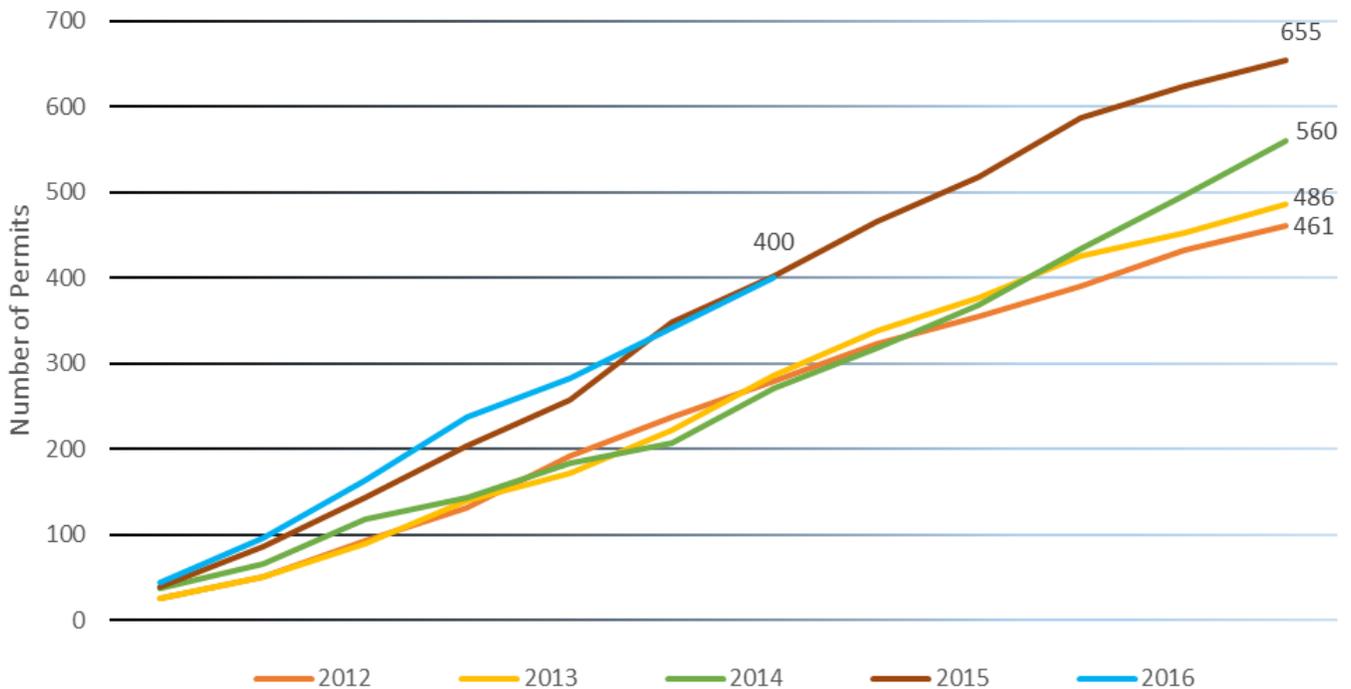
## Ongoing Planning Projects

During 2016, Development Services will initiate or complete the following projects to meet the objectives of the Council's Strategic Goals and the Implementation section of the Comprehensive Plan:

- Update the Subdivision Ordinance
- Update nonresidential development standards
- Initiate Phase One Old Town Planning assessment study
- Reformat the Zoning Ordinance to improve ease of use
- Amend the Comprehensive Plan to provide an equivalency table between Zoning Districts and Future Land Use Designations

# BUILDING INSPECTIONS – RESIDENTIAL

## Number of Single Family Residential Permits Issued Annually



## Number of Single Family Residential Permits Issued by Quarter

	1st Quarter	2 <sup>nd</sup> Quarter	July	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
<b>SF Res. Permits 2016</b>	164 <sup>†</sup>	178	58			400
<b>SF Res. Permits 2015</b>	143	200	54	170	142	655 <sup>†</sup>
<b>SF Res. Permits 2014</b>	119	88	64	161	192	560
<b>SF Res. Permits 2013</b>	89	134	64	155	108	486
<b>SF Res. Permits 2012</b>	93	145	41	118	105	461

<sup>†</sup>Updated to reflect building permit withdrawals from Tanner's Mill subdivision



58 Single Family Building Permits Issued in the Month of July

## Single Family Permits YTD by Subdivision

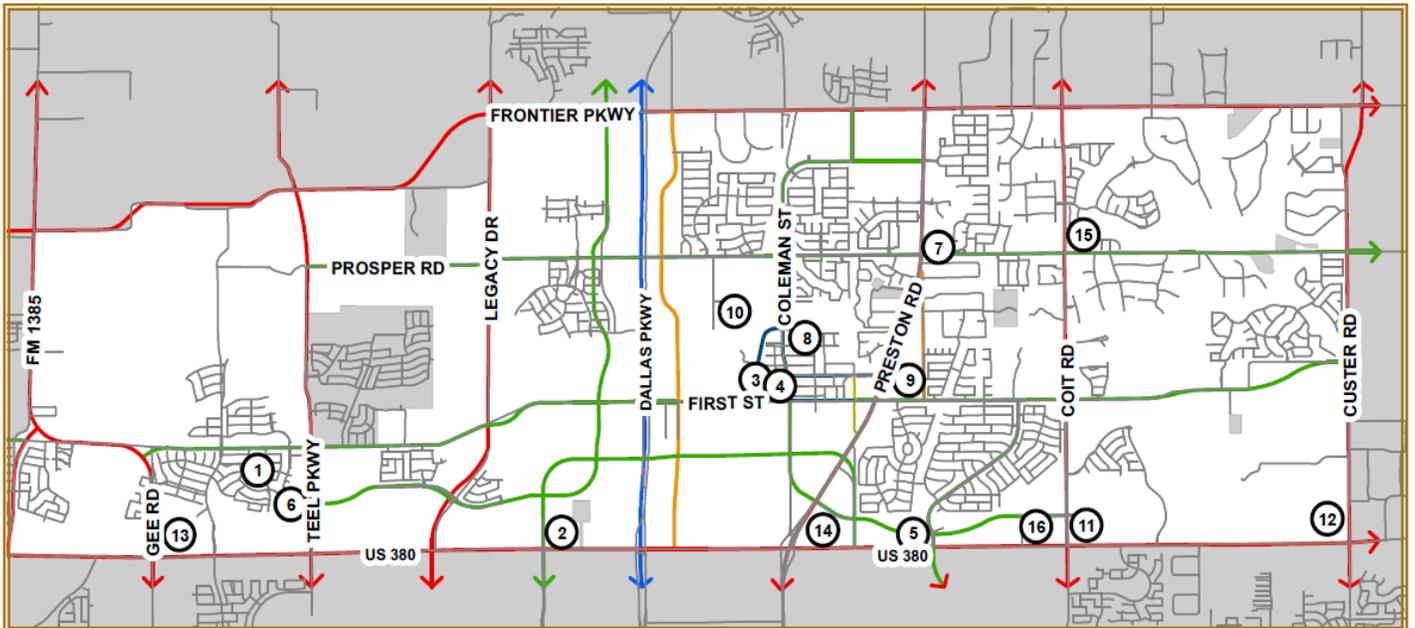
	<b>Builders</b>	<b>Avg. Value</b>	<b>Avg. HVAC Sq. Ft.</b>	<b>Avg. Gross Building Sq. Ft.</b>	<b>Permits Issued YTD</b>	<b>Permits Issued July 2016</b>
<b>Christie Farms</b>	Dave R. Williams Homes Cleve Adamson Custom Homes Crest Custom Homes M. Christopher Diversified	\$690,079	5,057	7,295	6	1
<b>Crestview at Prosper</b>	Megatel Homes, Inc.	\$428,718	4,067	5,016	2	1
<b>Estates at Greenspoint</b>	Hari Kiran Madugula Reig Inc. Melton Custom Homes Joseph Paul Homes	\$713,402	4,914	6,322	4	0
<b>Frontier Estates</b>	Meritage Homes	\$453,264	4,396	5,333	23	2
<b>Gentle Creek Estates</b>	Huntington Homes Darling Homes Dave R. Williams Homes	\$582,320	4,298	5,503	28	3
<b>Glenbrooke Estates</b>	DR Horton	\$244,120	2,182	2,872	2	0
<b>Hawk Ridge</b>	DR Horton	\$317,192	2,886	3,732	3	0
<b>Lakes of La Cima</b>	Gehan Homes Bloomfield Homes Gallery Custom Homes Oak Creek Custom Homes JPA Development Corp.	\$457,489	4,149	5,286	64	9
<b>Lakes of Prosper</b>	Highland Homes American Legend Homes	\$422,652	3,679	4,600	27	2
<b>Lakes of Prosper North</b>	Megatel Homes	\$398,515	3,899	4,688	12	0
<b>Parks at Legacy</b>	Ashton Woods Homes MHI—Plantation & Coventry	\$357,419	3,444	4,205	14	0
<b>Prestonview Estates</b>	RAM Services	\$575,000	4,652	5,250	1	0
<b>Saddle Creek</b>	JPA Development M. Christopher Homes Parkway Building & Design Megatel Homes	\$486,764	4,537	5,726	7	2
<b>Steeplechase Lake of Prosper</b>	Sumeer Homes, Inc.	\$465,063	4,512	5,354	3	0
<b>Tanner's Mill</b>	Emerald Homes Our Country Homes	\$406,131	3,526	4,638	12	3
<b>Village at Prosper Trail</b>	Lions Gate Homes Megatel Homes Salient Homes A1 Properties	\$361,678	3,480	4,176	19	1
<b>Whispering Farms</b>	Dave R. Williams Homes Aaron Wallrath Custom Homes M. Christopher Diversified	\$1,032,580	6,215	9,255	3	1
<b>Whispering Meadows</b>	Dave R. Williams Homes	\$663,614	4,413	6,636	7	1
<b>Whitley Place</b>	Highland Homes Drees Custom Homes Huntington Homes Davis Signature Homes	\$571,744	4,391	5,422	39	11
<b>Wildwood Estates</b>	Beazer Homes	\$425,157	3,377	4,283	20	3
<b>Windsong Ranch</b>	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes Chesmar Homes Scott Felder Homes Highland Homes Britton Homes/Perry Homes	\$533,394	3,727	4,576	104	18
<b>Totals</b>		\$494,096	3,967	4,985	400*	58

\*Jan., Feb., and April Reported Permits Adjusted

[Click Here to View Individual Single Family Permit Data](#)

# BUILDING INSPECTIONS – NON-RESIDENTIAL

## Current Construction Activity



- |  |   |
|--|---|
| <b>1</b> Windsong Ranch Elementary<br>800 Copper Canyon Drive            | <b>9</b> Tribute Memory Care Facility<br>1180 North Coit Road           |
| <b>2</b> Texas Health Resources<br>1970 West University Drive            | <b>10</b> Prosper Business Park<br>700 Industry Way / 850 Cook Lane     |
| <b>3</b> SJT Addition (Office)<br>161 West Third Street                  | <b>11</b> Prosper Crossing (CVS Pharmacy)<br>4251 East University Drive |
| <b>4</b> SJT Addition (Office)<br>181 South Main Street                  | <b>12</b> Prosper Plaza (Lowe's)<br>4301 East University Drive          |
| <b>5</b> La Cima Crossing (Shell Building)<br>1361 East University Drive | <b>13</b> WSR Marketplace (Kroger)<br>4650 West University Drive        |
| <b>6</b> Prosper Fire Station #2 - WSR<br>1140 South Teel Parkway        | <b>14</b> Gates of Prosper (Walmart)<br>500 Richland Boulevard          |
| <b>7</b> Shops at Prosper Trail<br>1170 North Preston Road               | <b>15</b> East Prosper Village (Retail)<br>1180 North Coit Road         |
| <b>8</b> Prosper Montessori Academy<br>100 Gorgeous Road                 | <b>16</b> Advantage Storage, Phase 2<br>1201 Prosper Commons Boulevard  |



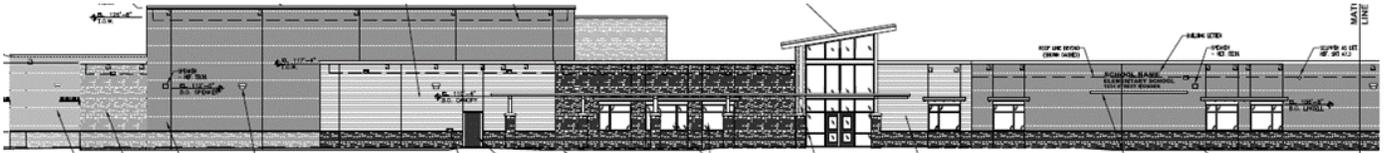
### 1. Windsong Ranch Elementary School

800 Copper Canyon Drive

Valuation – \$18,500,000

Square Footage – 94,056

Permit Issued – June 29, 2015



### 2. Texas Health Resources

1970 West University Drive

Valuation – \$14,186,560

Square Footage – 65,000

Permit Issued – December 10, 2015



### 3. SJT Addition (Office)

161 West Third Street

Valuation – \$631,020

Square Footage – 4,927

Permit Issued – October 28, 2015



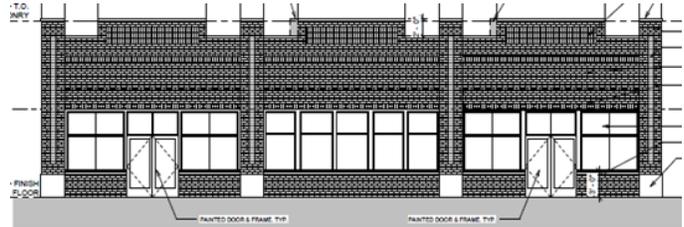
#### 4. SJT Addition (Office)

181 South Main Street

Valuation – \$802,620

Square Footage – 6,417

Permit Issued – October 28, 2015



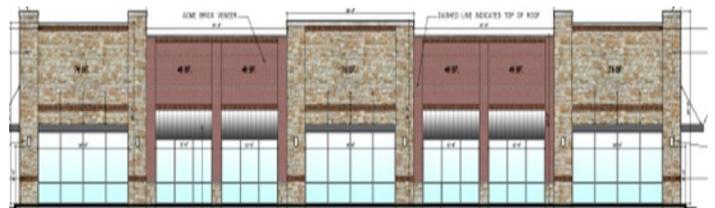
#### 5. La Cima Crossing (Retail)

1361 East University Drive

Valuation – \$1,078,622

Square Footage – 10,215

Permit Issued – September 29, 2015



#### 6. Prosper Fire Station #2 – Windsong

1140 South Teel Parkway

Valuation – \$6,500,000

Square Footage – 14,960

Permit Issued – September 16, 2015





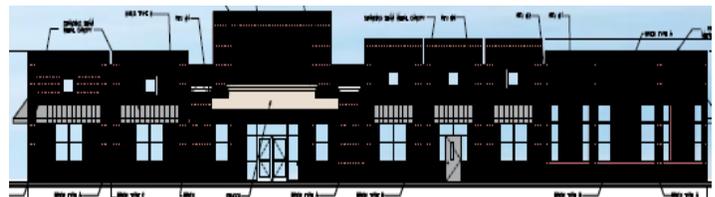
### 7. Shops at Prosper Trail (Retail/Office)

1170 North Preston Road  
Valuation – \$5,623,056  
Square Footage – 45,000  
Permit Issued – February 9, 2016



### 8. Prosper Montessori Academy

100 Gorgeous Road  
Valuation – \$1,200,000  
Square Footage – 12,500  
Permit Issued – April 7, 2016



### 9. Prosper Town Center (Tribute Memory Care Facility)

190 North Preston Road  
Valuation – \$9,087,000  
Square Footage – 55,074  
Permit Issued – July 11, 2016





### 10. Prosper Business Park

700 Industry Way / 850 Cook Lane  
Valuation – \$2,000,000 per building  
Square Footage – 20,150 per building  
Permit Issued – April 15, 2016



### 11. Prosper Crossing (CVS Pharmacy)

4251 East University Drive  
Valuation – \$1,400,00  
Square Footage – 14,600  
Permit Issued – April 21, 2016



### 12. Prosper Plaza (Lowe's)

4301 East University Drive  
Valuation – \$12,279,000  
Square Footage – 138,954  
Permit Issued – April 27, 2016





### 13. WSR Marketplace (Kroger)

4650 West University Drive

Valuation – \$14,362,393

Square Footage – 123,494

Permit Issued – June 14, 2016



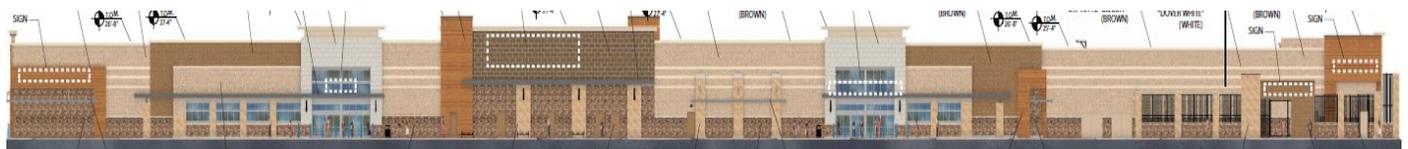
### 14. Gates of Prosper (Walmart)

500 Richland Boulevard

Valuation – \$16,611,000

Square Footage – 189,543

Permit Issued – July 14, 2016



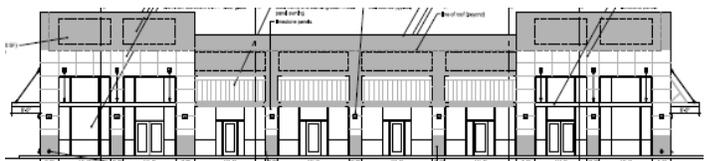
### 15. East Prosper Village (Retail)

1180 North Coit Road

Valuation – \$2,000,000

Square Footage – 12,670

Permit Issued – April 20, 2016





**16. Advantage Storage, Phase 2**

1201 Prosper Commons Boulevard

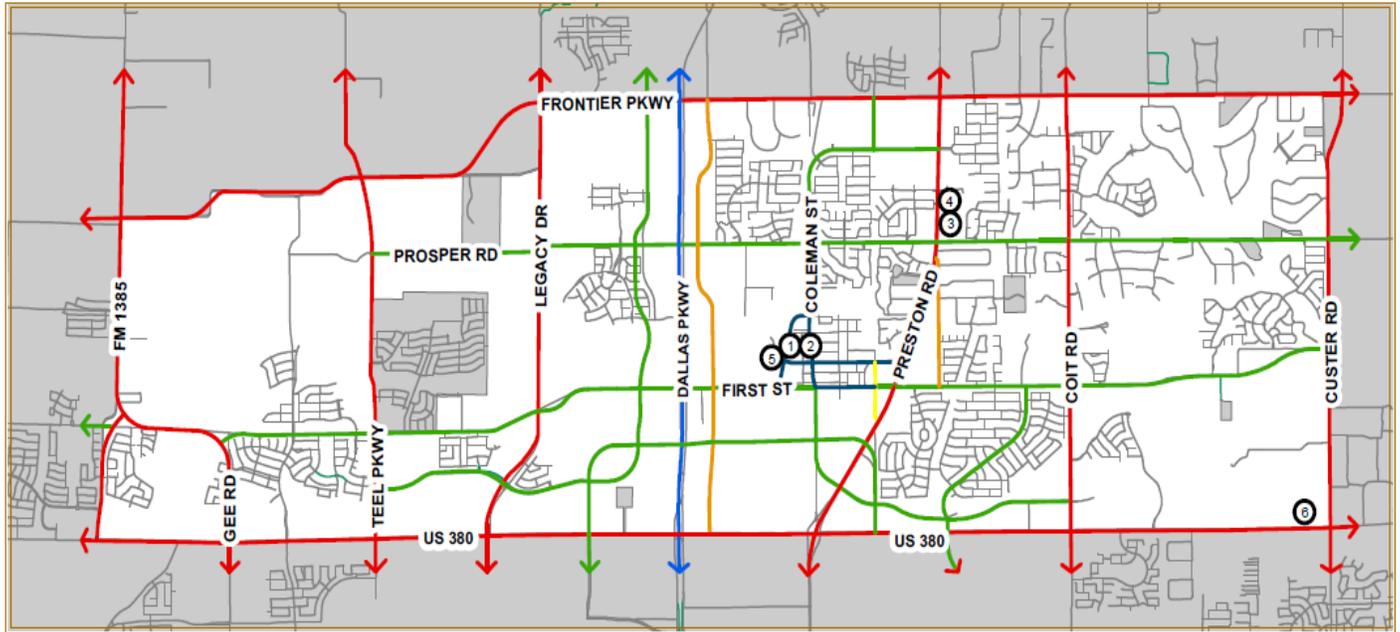
Valuation – \$3,714,000

Square Footage – 42,740

Permit Issued – July 28, 2016



## July 2016 Certificates of Occupancy Issued



1

**iCandy Grafix** - 1,200 Sq. Ft. Print Shop, Minor  
112 West Broadway Street

2

**iCandy Grafix** - 2,400 Sq. Ft. Business Service  
118 West Broadway Street

3

**Kroger Marketplace** - 123,135 Sq. Ft. Retail Store  
1250 North Preston Road  
*Previously Operating Under a Temporary Certificate of Occupancy*

4

**Kroger Fuel Center** - 179 Sq. Ft. Fuel Kiosk with Gas Pumps  
1252 North Preston Road  
*Previously Operating Under a Temporary Certificate of Occupancy*

5

**Brooks Environmental Care** - 3,000 Sq. Ft. Business Office/Warehouse  
300 West Broadway Street, #3

6

**Popeye's** - 2,455 Sq. Ft. Restaurant  
4235 East University Drive  
*Previously Operating Under a Temporary Certificate of Occupancy*

## July & YTD Certificates of Occupancy Issued

	July 2015	July 2016	YTD 2015	YTD 2016
<b>Certificate of Occupancy</b>	5	6	42	34

# BUILDING INSPECTIONS – SUMMARY

	July 2015	July 2016	YTD 2015	YTD 2016
<b>Number of Working Days</b>	22	20	151	146
<b>Rollovers (Month)</b>	0	0	1,838	0
<b>Average Daily Inspections</b>	210	123*	195	112*

## Residential Building Permits Issued and Inspections

	July 2015	July 2016	YTD 2015	YTD 2016
<b>Single Family Detached Permits</b>	54	58	397 <sup>†</sup>	400 <sup>†</sup>
<b>Single Family Attached Permits</b>	0	3	0	3
<b>Single Family Inspections</b>	4,445	2,302*	29,131	15,358*

\*Residential inspection types consolidated as of Summer 2015

<sup>†</sup>Updated to reflect building permit withdrawals from Tanner's Mill subdivision

## Multifamily Under Construction



300 Multifamily Units  
Under Construction at  
Adara Windsong Ranch

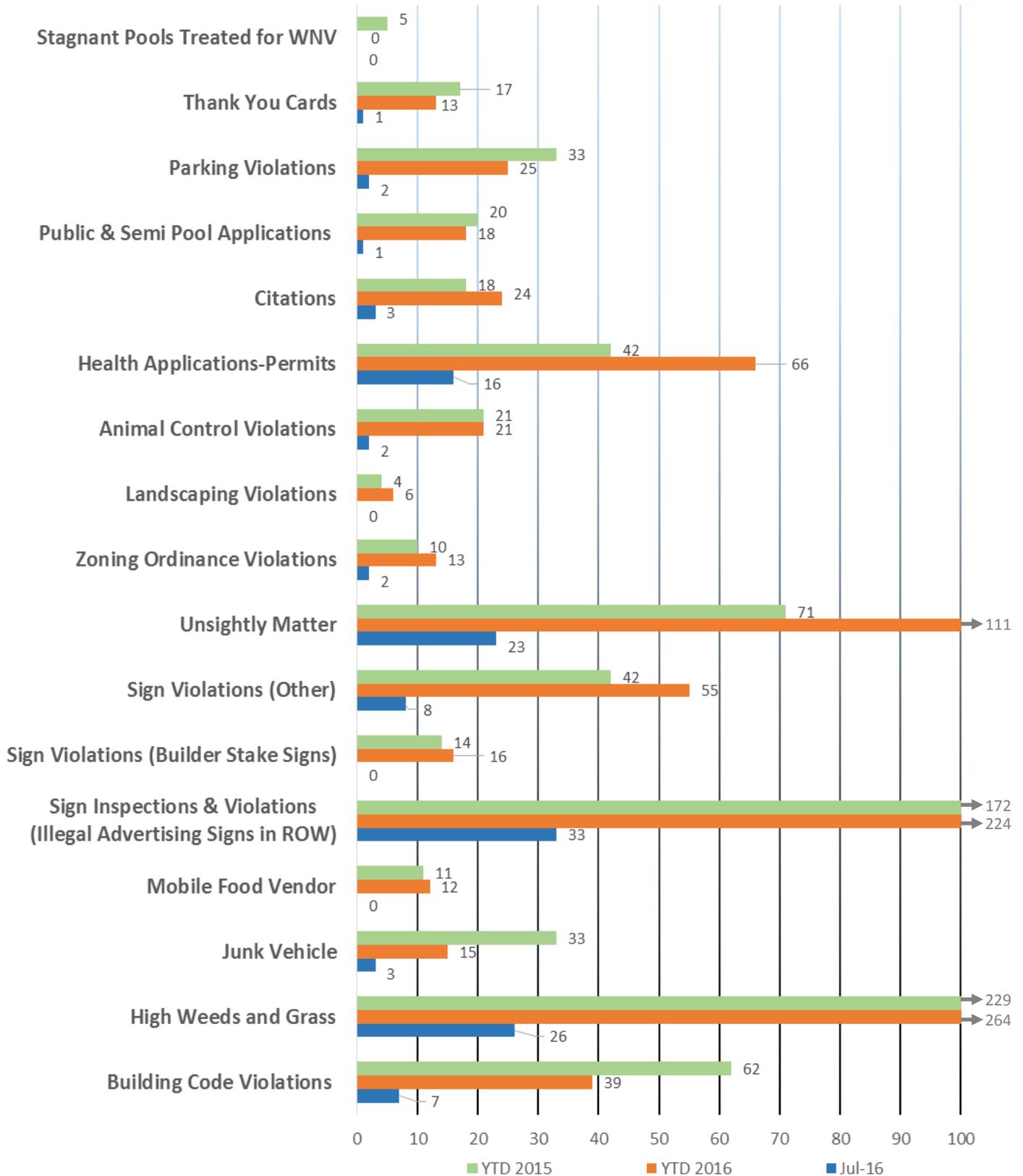


## Non - Residential Building Permits Issued and Inspections

	July 2015	July 2016	YTD 2015	YTD 2016
<b>Commercial Building</b>	2	6	14	30
<b>Commercial Shell Building</b>	0	0	2	9
<b>Commercial Finish Out</b>	2	1	19	10
<b>Commercial Inspections</b>	57	152	382	936

# CODE COMPLIANCE

## Monthly and YTD Inspections Performed



## Current Cases



### **28846 Fishtrap Road**

*Complaint received regarding neglected cow and goats. Animal Control found two cows and ten goats without a food source and clean water. The owners were notified and all animals are now being taken care of by the owner.*

## Mosquito Control Program

<b>Location</b>	<b>July 6</b>	<b>July 13</b>	<b>July 20</b>	<b>July 27</b>
<b>Windsong Ranch</b>	-	-	Negative	Positive
<b>Downtown</b>	Negative	Negative	Positive	Positive
<b>Whitley Place</b>	Positive	Positive	Positive	Positive

- The greenbelt located between Glacier Point, Gentry Drive, Granite Shoal Drive and Spicewood Drive was fogged for mosquitoes on July 23, 2016, and July 24, 2016, due to a fourth positive mosquito pool. Residents surrounding the greenbelt were notified by notices placed on their doors and signs throughout the area.
- The greenbelt located between Glacier Point, Gentry Drive, Granite Shoal Drive, Spicewood Drive, Glacier Point Court, Briar Cliff, Cliff Creek and Whitley Place Drive in Whitley Place was fogged for mosquitoes on July 30, 2016, and July 31, 2016, due to a fifth positive mosquito pool report. Residents surrounding the greenbelt were notified by notices and signs placed throughout the area.

## July 2016 Health Inspections

<b>Business Name</b>	<b>Business Type</b>	<b>Address</b>	<b>Score</b>	<b>Pass/Fail</b>
Poppa's Pit BBQ Catering	Mobile Food Unit - Pride in the Sky	1420 Redwood Circle McKinney, TX	N/A	Passed
Oh My Kabob	Mobile Food Unit - Pride in the Sky	5872 Arabian Way Frisco, TX	N/A	Passed
Bombay Chopstix	Mobile Food Unit - Pride in the Sky	7750 North MacArthur Blvd. Irving, TX	N/A	Passed
Ruth's Rolling Café	Mobile Food Unit - Pride in the Sky	4385 Sunbelt Addison, TX	N/A	Passed
Two Trucks, LLC dba What's In Scoop	Mobile Food Unit - Pride in the Sky	502 Idlewild Road Grand Prairie, TX	N/A	Passed
Two Trucks, LLC dba The Butcher's Son	Mobile Food Unit - Pride in the Sky	502 Idlewild Road Grand Prairie, TX	N/A	Passed
Market Street	Mobile Food Unit - Pride in the Sky	11999 North Dallas Parkway Frisco, TX	N/A	Passed
Hook and Ladder	Mobile Food Unit - Pride in the Sky	750 South Main Street, Suite 165 Keller, TX	N/A	Passed
Very Individual Pizza	Mobile Food Unit - Pride in the Sky	502 Idlewild Road Grand Prairie, TX	N/A	Passed
The Guava Tree Truck	Mobile Food Unit - Pride in the Sky	604 North Church Street McKinney, TX	N/A	Passed
Lean Machine	Mobile Food Unit - Pride in the Sky	2620 Coffey Drive Denton, TX	N/A	Passed
Sweets by Selina	Mobile Food Unit - Pride in the Sky	1150 Empire Central Place, Suite 102 Dallas, TX	N/A	Passed
Nikki's Popcorn Company	Mobile Food Unit - Pride in the Sky	4701 Frankford Road Dallas, TX	N/A	Passed
The Waffle Wagon	Mobile Food Unit - Pride in the Sky	1614 North Elm Street Denton, TX	N/A	Passed

*Note: The Health Inspector reviews 27 items during an inspection. Each item on the Inspection carries a demerit value of 3, 4, or 5 based on the severity. Best possible score is 0. An establishment "fails" when it receives more than 30 demerits.*